



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, OCTOBER 12, 2005

9:00 a.m.
City Council Chambers
New City Hall

200 East Santa Clara Street
San Jose, California 95113

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **October 12, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

None

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PDA75-013-01. Planned Development Permit Amendment** request to allow the removal of a Eucalyptus tree / 88" in circumference on a 0.11 acre lot in the R-1-8(PD) Planned Development Zoning District, located on the north side of Marcy Lynn Court, approximately 100 feet west of Vintner Way (1767 MARCY LYNN CT) (Parmentier Timothy J And Suzanne M, Owner). Council District 9. CEQA: Exempt.
- b. **TR05-115. Tree Removal Permit** request to remove one Palm tree, approximately 72 inches in circumference, on a 0.15 gross acre site. in the R-1-8(PD) Planned Development Zoning District, located at 1567 Calle De Stuarda (Guenther Carl H And Irene L Trustee, Owner). Council District 9. CEQA: Exempt.
- c. **TR05-123. Tree Removal Permit** request to allow the removal of one Redwood tree, 74 inches in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located approximately 300 feet northeasterly of Foxridge Way and Milo Court (834 MILO CT) (Chang Yang-Ming And Shin-Shin Et Al, Owner). Council District 4. CEQA: Exempt.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **TR05-125. Tree Removal Permit** to allow removal of one American Elm (97 inches in circumference) from a 0.12 gross acre site in the R-2 Two-Family Residence Zoning District, located at 1159 Magnolia Avenue (Habenicht Richard H & Schroeder Marilyn J, Owner). Council District 6. CEQA: Exempt.
- b. **TR05-096. Tree Removal Permit** request to allow for the removal of two (2) palm trees 60 inches in circumference , in the front yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located on 660 North Jackson Avenue (Heras Eduardo R And Cielo R, Owner). Council District 4. CEQA: Exempt
- c. **TR05-117. Tree Removal Permit application** to remove one Monterey Pine Tree approximately 109 inches in circumference located at 5390 Lassen Avenue on a 0.16 acre lot in the R-1-8 Residential Zoning District, (Julie Little-Griffith and Sean Little Owner). Council District 1. CEQA: Exempt.
- d. **PDA90-069-01. Planned Development Permit Amendment** to allow for the removal of one (1) CoastLive Oak tree (168-inches in circumference) and one (1) California Sycamore tree (175-inches in circumference) in the common area of an attached residential project. in the A(PD) Planned Development Zoning District, located on the east side of Monterey Road, opposite of Bernal Road (6933 RODLING DR UNIT A Unit A) (California Maison Homeowners Association, Owner). Council District 2. CEQA: Exempt.
- e. **H05-040. Site Development Permit** to construct a 276 square foot addition to the rear unit of an existing duplex on a 0.18 gross acre site in the R-2 Residential Zoning District, located on the west side of Saratoga Avenue, approximately 100 feet northerly of Atherton Avenue (1503 Saratoga Avenue) (Dinino Guerino, Owner). Council District 1. SNI: None. CEQA: Exempt
- f. **SF05-026. Single Family House Permit** to demolish an existing single family house and build a new 3,355 square foot house with a detached garage in the R-1-8 Single-Family Residence Zoning District, located on the east side of Glenn Avenue approximately 200 feet north of Britton Avenue (1174 GLENN AV) (Bauer Michael And Hoailinh, Owner). Council District 6. SNI: None. CEQA: Exempt.
- g. **T05-065. Tentative Map Permit** to reconfigure one parcel into one lot for 78 residential and commercial units on a 1.04 gross acre site in the DC Downtown Primary Commercial Zoning District, located at/on the east side of South Second Street, approximately 250 feet southerly of East Santa Clara Street (20 S 2ND ST) (City of San Jose, Owner). Council District 3. SNI: None. CEQA: Exempt.
- h. **PD05-021. Planned Development Permit** to (1) demolish an existing 65-unit

Single Room Occupancy Living Facility (SRO), (2) construct a new 59-unit SRO, and (3) remove two non-ordinance trees on a 0.34 gross acre site in the A(PD) Planned Development Zoning District, located at the west side of South 9th Street approximately 90 feet southerly of East William Street (525 S 9TH ST) (City Of San Jose A Muni Corp, Owner; First Community Housing Mr Jeff Oberdorfer, Developer). Council District 3. SNI: University. CEQA: Exempt.

- i. **PD05-043. Planned Development Permit** to construct 17 single-family attached residences on a 0.75 gross acre site in the CP Pedestrian Commercial Zoning District, located at/on the northeast corner of Almaden Avenue and W. Alma Avenue (1390 ALMADEN AV) (Neighborhood Housing Svcs Silicon Vly, Owner). Council District 3. SNI: Washington. CEQA: Exempt. **Deferred from 9/28/05.**
- j. **TR05-052. Tree Removal Permit** to remove one Oak tree approximately 80 inches in circumference on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the north side of Tulip Road, 200 feet westerly of Peachtree Lane (2453 TULIP RD) (Houston John J And Tammy J, Owner). Council District 6. CEQA: Exempt.

This concludes the Planning Director's Hearing for October 12, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE